CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:	10-E-03-PA	Related File Number:	10-0-03-RZ
Application Filed:	9/10/2003	Date of Revision:	
Applicant:	MEGAN & BILL HAYNES		
Owner:			



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Owner:

PROPERTY INFORMATION

General Location:	East side Dick Lonas Rd., south of Seaver Dr.		
Other Parcel Info.:			
Tax ID Number:	106 C C 003	Jurisdiction:	City
Size of Tract:	2.4 acres		
Accessibility:	Access is via Dick Lonas Rd., a minor collector street with 18	of pavement with	nin a 40' right-of-way.

GENERAL LAND USE INFORMATION Existing Land Lleav Residence

Existing Land Use:	Residence	
Surrounding Land Use:		
Proposed Use:	Residences	Density:
Sector Plan:	Northwest County	Sector Plan Designation:
Growth Policy Plan:	Urban Growth Area (Inside City Limits)	
Neighborhood Context:	This site is within an area of older large lot residences and newer single family subdivisions within A-1,R- 1 and RP-1 residential zones. The Dowell Springs Office Park development is located to the south of	

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

1608 Dick Lonas Dr.

the site and zoned O-1.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A-1 (General Agricultural)
Former Zoning:	
Requested Zoning:	R-1 (Single Family Residential)
Previous Requests:	None noted
Extension of Zone:	Yes/No
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION			
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE LDR (Low Density Residential) One Year Plan designation		
Staff Recomm. (Full):		g are compatible with the surrounding res ty residential use for the site.	sidential uses and zoning. The sector plan
Comments:	 LDR and R-1 zon area. The site is curren The topography 	FICATION FOR THE PROPOSAL ning are compatible with the established ntly zoned A-1, which would allow agricu of the site is not suitable for residential d opes, which are on the southern and eas	evelopment at up to 5 units per acre
	 THE EFFECTS OF THE PROPOSAL 1. The recommended R-1 zoning will allow consideration of the property for a single family detached subdivision. The minimum lot size under R-1 is 7,500 sq. ft. 2. Public water and sewer can be provided to the site from KUB. 4. The requested R-1 zoning requires MPC approval of a subdivision plat prior to any additional residences being built where the effects of the development on topographic constraints, drainage and traffic will be addressed. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Northwest County Sector Plan recommends Low Density Residential for this site, which is 		
	consistent with the recommended zoning. 2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Urban Growth.		
MPC Action:	Approved		MPC Meeting Date: 10/9/2003
Details of MPC action:			
Summary of MPC action:	APPROVE LDR (Low Density Residential)		
Date of MPC Approval:	10/9/2003	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	City Council	
Date of Legislative Action:	11/11/2003	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved (Emergency)	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: